023.0	0001	0029.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,060,900	/	1,060,900
USE VALUE:	1,060,900	/	1,060,900
ASSESSED:	1,060,900	/	1,060,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVA EDUARDO & MARIA/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	15 AMSDEN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SILVA EDUARDO & MARIA/ -
Owner 2:	LIFE ESTATE -
Street 1:	15 AMSDEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 2627 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4918.000	606,900		454,000	1,060,900
Total Card	0.113	606,900		454,000	1,060,900
Total Parcel	0.113	606,900		454,000	1,060,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.92 | /Parcel: 403.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 14852
GIS Ref:
GIS Ref:
Insp Date: 07/29/17

!1871!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0001-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	606,900	0	4,918.	454,000	1,060,900		Year end	12/23/2021
2021	105	FV	580,900	0	4,918.	454,000	1,034,900		Year End Roll	12/10/2020
2020	105	FV	580,900	0	4,918.	454,000	1,034,900	1,034,900	Year End Roll	12/18/2019
2019	105	FV	436,000	0	4,918.	482,400	918,400	918,400	Year End Roll	1/3/2019
2018	105	FV	436,000	0	4,918.	351,900	787,900	787,900	Year End Roll	12/20/2017
2017	105	FV	410,600	0	4,918.	306,500	717,100	717,100	Year End Roll	1/3/2017
2016	105	FV	410,600	0	4,918.	261,100	671,700	671,700	Year End	1/4/2016
2015	105	FV	369,000	0	4,918.	255,400	624,400	624,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:43:09

LAST REV

Date	Time
08/07/17	11:07:48
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1871

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVA EDUARDO &	67203-353		5/5/2016	Convenience	1	No	No		Remainder (Ermelinda Costa) grant to trust
SILVA EDUARDO &	66767-354		2/4/2016	Convenience	1	No	No		
	13327-619		1/1/1901		49,000	No	No		N

USER DEFINED

Prior Id # 1:	14852
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
9/30/1999	Meas/Inspect	263	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4918		Sq. Ft.	Site		0	80.	1.15	1									454,034						454,000	

Total AC/HA:	0.11290	Total SF/SM:	4918	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	454,034	Spl Credit		Total:	454,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08532333
Const Adj.:	0.99980003
Adj $ / SQ:	195.319
Other Features:	156500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745612
Depreciation:	138684
Depreciated Total:	606928

COMMENTS

BMT APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	17	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

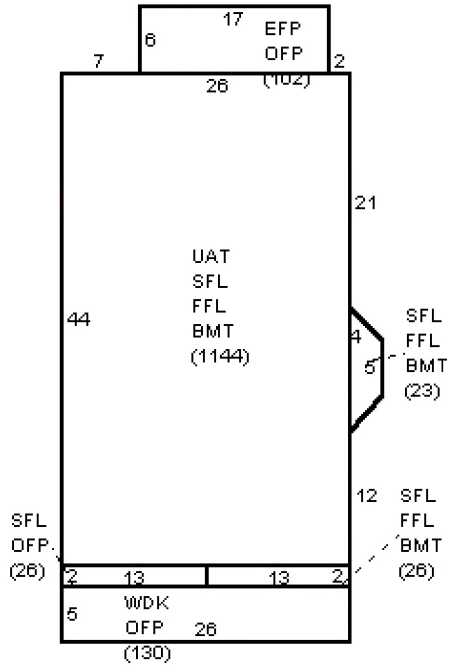
No Unit	RMS	BRS	FL
1	8	4	2
1	5	2	1
1	4	1	BMT
Totals			
3	17	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	195.32
Special Features:	0	Val/Su Net:	138.53
Final Total:	606900	Val/Su SzAd	251.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,219	195.320	238,094
BMT	Basement	1,193	58.600	69,905
FFL	First Floor	1,193	195.320	233,016
UAT	Upper Attic	286	122.070	34,913
OFP	Open Porch	258	22.890	5,906
WDK	Deck	130	13.690	1,780
EFP	Enclos Porch	102	53.910	5,498
	Net Sketched Area:	4,381	Total:	589,112
Size Ad	2412	Gross Area	5239	FinArea 2627

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0001-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x12	A	AV	2012	0.00	T	5.6	105						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc